

Municipality of *Bluelwater*

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2025 Final Tax Insert

Municipal taxes

The final tax bill is calculated using the 2025 returned assessment roll from MPAC (Municipal Property Assessment Corporation) multiplied by the applicable 2025 tax rate. This bill includes two due dates: September 30th and November 30th, 2025, with corresponding remittance slips. Keep this final tax bill for your records as it shows the annual taxation amount of the current year.

For all property concerns regarding assessment, please contact MPAC at 1-866-296-6722.

Payment options

If you are making branch, telephone, or internet payments for taxes, utilities, etc., please allow for processing time (up to three business days) as payments must be received in the municipal office on or before the due date to avoid penalty charges. When paying your property taxes through online banking, use the 15-digit roll number found on your bill without the dashes.

Cheques must be in Canadian dollars.

We offer pre-authorization payment plans for property taxes and utility bills.

For more information, including how to pay by credit card, see
<https://bit.ly/bluewaterpayment>

Go paperless!

With the possible Canada Post service disruption, the delivery of paper bills and correspondence will be impacted. Sign up to receive cash receipts, invoices, tax bills and utility bills by email. Register today through our website <https://bit.ly/bluewaterpaperless>

It is your responsibility to notify our office of any changes to your information and to check your email for bills.

If you receive your bills electronically, please consider making payments electronically, too, as the stubs will not have the bar code for quick processing at the office.

Supplementary/omitted tax bill

A supplementary and/or omitted tax bill results from updated assessment information recently provided to the Municipality by the Municipal Property Assessment Corporation (MPAC).

Residents receive property assessment change notices from MPAC. These notices are issued when the current value assessment or the tax classification of your property has changed due to approved reasons. If you disagree with the supplementary and/or omitted assessment, you must file a Request for Reconsideration (RfR) with MPAC within the time mentioned on the Property Assessment Change Notice.

More information: <https://bit.ly/3OhPJO0>

Agricorp – Farm tax program

The Government of Ontario supports agriculture through the Farm Property Class Tax Rate Program, also known as the “Farm Tax Program.” Your property must be assessed as farmland and placed in the Farm Property Tax Class Rate Program by Agricorp. For more information, visit <https://bit.ly/3DGhZ84>

Any 2025 pending farmland tax incentive adjustments will be processed after the 2025 final tax levy has been processed.

Garbage collection adjustments

Garbage collection is delivered through a contract with Bluewater Recycling Association (BRA).

If you have requested a new bin or made changes to your existing bin types, related charges or credits have already been applied to your tax account prior to final billing. Adjustments appear in the “Past Due/Credit” section.

If there are no recent changes to your wheelie bins, the amount displayed in this column may indicate either an arrears balance or a credit on your account.

For any questions, please contact the Tax Clerk at extension 222, or send an email.

Updating your mailing address

Request a change of address through our website using the change of address form. Changes to mailing addresses need to be made in writing. Visit <https://bit.ly/BWaddresschange>

2026 Municipal election

The next municipal election is in October 2026. In the coming months, we'll be sharing municipal election updates through our website, social media pages, and newsletters.

Utility updates

Quarterly due dates: January 31, April 30, July 31, October 31.

New water and sewer rates will take effect on January 1st, 2026, and will show on your April bill (By-law 43-2021).

We recommend checking the water usage on your bill. Water bills are generally not the same amount each time. If you do not see an amount on your bill for metered water use, a water meter reading was not obtained. Check that the wire is attached securely to the water meter and attached to transmitter box. For any questions contact the Utilities Clerk.

Ensure the transmitter box is connected if you have completed building a new home or structure. If the property is connected to the municipal water/wastewater system, contact the Utilities Clerk to ensure a new account has been created. If doing a renovation, make sure the transmitter box is protected. If it must be removed, make sure to install it as soon as the renovation is done.

It's your responsibility to protect your meter from frost damage. Drain water meters for seasonal dwellings that are not heated in the winter. Do NOT remove the water meter under any circumstances. Call the municipal office to book a seasonal water shut off (Tuesday appointments only). You do not need to be present for the water shut off. It is illegal for anyone other than municipal staff to operate the municipal water service.

Test your smoke alarm

Test your smoke alarm on September 28th, Ontario's annual day to test smoke alarms. Take the pledge to test your alarms monthly.
<https://savedbythebeep.ca/>

Controlled burn permits

A permit is needed before you begin a controlled burn. Complete our online application (does not apply for campfires)
<https://bit.ly/BWBurnPermit>

Fall watermain flushing

Watch the local newspapers and municipal website for the fall watermain flushing dates.

Entrance permits

An entrance permit is required for any new driveway or for modifications to an existing one. See our website for details.

Fall leaf pickup

Curbside leaf collection will take place in designated urban areas during the fall season. Collection schedules will be posted to the News section of our website.

Winter parking reminders

Overnight parking on any street or highway between the hours of 3:00 a.m. and 6:00 a.m. from November 15 to April 15 each year is prohibited.

Bluewater official plan review

The Municipality of Bluewater is updating the Bluewater Official Plan (OP). The OP is a policy document with short- and long-term visions for growth and development of a Municipality. The community is invited to share ideas about their vision for the Municipality at public open houses, community tables, and public meetings before Bluewater Council. The public is also invited to provide comments on the first draft of the proposed amended OP (text and mapping) when released. Meeting dates will be advertised and open to the public when formally scheduled.

Be sure to check out the Official Plan Review/Update webpage for up-to-date information here: <https://bit.ly/BWOPReview>

Ice rentals

Ice rinks will be ready for rentals beginning September 9 (Hensall) and September 16 (Zurich). See the Facilities and Rentals section of our website to view schedules and complete your booking.

Public skating sessions are offered twice weekly at both the Zurich and Hensall Arenas. We're inviting sponsorships to help keep these community skate times free and accessible for all. If interested in sponsoring a skate session, contact the Recreation Coordinator:
<https://bit.ly/BluewaterContact>

Report a concern

If you spot any concerns regarding roads, streetlights, trees, sidewalks, or other public works concerns, please let us know. Residents are encouraged to report non-emergency issues using our online form. Submit a concern directly to the appropriate department:
<https://bit.ly/BWreportaconcern>

Dog tag renewals

The Municipality is now issuing lifetime dog tags. Licensing fees are still due each year by February 28th; however, you keep the same tag for the life of the dog. Anyone adding a new dog to their household is reminded that tags must be purchased within 15 days of the animal entering the household.

Building permit update

The Ontario Building Code requires permits for houses, renovations, sheds, decks and more. Contact the building department if you may need a permit.